

2 BEDROOM/2 BATH APARTMENT

(Disclosure: Floor Plan does not reflect actual unit layout)

Units 212,312, 316 (ADA unit)

Rent: \$1,310 plus utilities
Square Feet: 1,144
Security Deposit: \$500 OR SureDeposit: \$87.50 (depending on credit)
Application Fee: \$50
Parking: 1st space \$50 per month
2nd space \$100 per month
Pet Cost: \$50 per month plus
1st pet \$500 pet fee
2nd pet \$250 pet fee



**AFFORDABLE DWELLING UNITS
AT
LINCOLN AT TINNER HILL**

No Floor Plans are available for the following 2 bedroom unit

**2 BEDROOM/2 BATH
Unit 138**

Rent:	\$1,310 plus utilities
Square Feet:	1,184
Security Deposit:	\$500 OR SureDeposit: \$87.50 (depending on credit)
Application Fee:	\$50
Parking:	1 st space \$50 per month 2 nd space \$100 per month
Pet Cost:	\$50 per month plus 1 st pet \$500 pet fee 2 nd pet \$250 pet fee

**AFFORDABLE DWELLING UNITS
AT
LINCOLN AT TINNER HILL
455 South Maple Avenue, Falls Church, VA**

SureDeposit

What is a SureDeposit?

SureDeposit is a surety bond. Under the surety bond, SureDeposit promises to pay the landlord in the event the resident does not uphold the financial obligations in the lease agreement or return the apartment in good condition. The resident is then required to reimburse SureDeposit for any damages, loss of rent and related expenses that SureDeposit paid to your landlord.

The three parties to a surety bond are:

- 1.OBLIGEE — Landlord
- 2.PRINCIPAL — Resident
- 3.SURETY — Insurance Company

The SURETY promises to pay the OBLIGEE in the event that a PRINCIPAL does not uphold his or her financial obligations. SureDeposit is not insurance. SureDeposit and Assurant Specialty Property are trade names of Assurant Inc. and are used by Insureco Agency & Insurance Services, Inc. (Insureco) in the marketing of the SureDeposit program.

How does SureDeposit work?

SureDeposit is based on a simple concept: instead of requiring a full security deposit, the landlord can offer the residents the option to pay a modest one-time non-refundable payment for enrollment in the surety bond program. If the resident meets his/her financial obligations (i.e. paying rent and maintaining the leased property) they are under no further obligation to SureDeposit. If the resident does not meet their obligations, they are required to reimburse the Surety for the amount owed of their rental and financial obligations. Additionally, if the amount owed exceeds the bond amount (such as unpaid rent or damages), the resident will owe the landlord the excess amount. If no claim is made against the bond, the one-time bond payment covers the resident for the life of their residency in the participating community, no matter how many years they reside in the apartment.